

TOWN OF LOS GATOS
110 East Main Street, Los Gatos, CA 95032 (408) 354-6872

SUMMARY MINUTES OF A REGULAR MEETING OF THE **DEVELOPMENT REVIEW COMMITTEE** OF THE TOWN OF LOS GATOS FOR **FEBRUARY 26, 2008**, HELD IN THE TOWN COUNCIL CHAMBERS, CIVIC CENTER, 110 EAST MAIN STREET, LOS GATOS, CALIFORNIA.

The meeting was called to order at 9:15 a.m. by Chair Davis.

ATTENDANCE

Members Present:

Suzanne Davis, Associate Planner

Wayne Hokanson, Fire Department

Anthony Ghiossi, Building Official

Fletcher Parsons, Associate Engineer

PUBLIC HEARINGS

ITEM 1: 380 Pinehurst Avenue
 Architecture and Site Application S-08-09

Requesting approval to demolish an existing single family residence and to construct a new single family residence with a reduced side yard setback on property zoned R-1:8. APN 523-42-060.

PROPERTY OWNER/APPLICANT: Shahriar Vaghar

1. *Chair Davis* opened the public hearing.
2. Staff gave report on proposed project.
3. Applicant was introduced: Shahriar Vaghar
4. Members of the public were present: Bob Bergthold
5. Public hearing closed.
6. *Fletcher Parsons* moved to approve the application subject to the conditions presented with the following findings and considerations:
 - (a) The project is Categorically Exempt pursuant to Sections 15303 of the State Environmental Guidelines as adopted by the Town.
 - (b) As required by Section 29.10.09030(e) of the Town Code for the demolition of a single family residence:
 1. The Town's housing stock will be maintained as the house will be replaced.
 2. The existing structure has no architectural or historical significance.
 3. The property owner does not desire to maintain the structure as it exists; and
 4. The economic utility of the structure is such that it is necessary to replace both the interior and exterior wall coverings, resulting in a technical demolition.

- (c) The project is in compliance with the Residential Development Standards for single-family homes not in hillside residential zones.
 - (d) As required by Section 29.20.150 of the Town Code, the considerations in review of an architecture and site application were all made in reviewing this project.
- 7. *Anthony Ghiossi* seconded, motion passed unanimously.
 - 8. Appeal rights were cited.

OTHER BUSINESS

NONE

ADJOURNMENT Meeting adjourned at 9:35 a.m. The next regularly scheduled meeting of the Development Review Committee is the following Tuesday.



Suzanne Davis, Associate Planner